This instrument was prepared by David C. Rutherford, Attorney
Nashville Trust Bldg.
Nashville, Tennessee

Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Gifford, et ux	William Gifford, et ux	48-161
(NAME:) Route 1	(NAME:) Route 1	
(STREET ADDRESS OR ROUTE NUMBER) Whites Creek, Tenn. 37189	(STREET ADDRESS) Whites Creek, Tenn. 37189	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Map 7

FOR AND IN CONSIDERATION of the sum of Sixteen Thousand and No/100---------- ($16,000.00) ---------- *Dollars, of which* Two Thousand Four Hundred and No/100---------- ($2,400.00) ---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Thirteen Thousand Six Hundred and No/100 ($13,600.00) *Dollars,*

William Gifford and wife, Sue Gifford *have executed*

one note of even date herewith in the principal sum of $13,600.00, payable to the order of David C. Rutherford and wife, Linda Rutherford in 144 monthly installments of $150.98 each, which includes both principal and interest at the rate of 8-1/2% per annum, the first installment falling due November 1, 1975, and the others monthly thereafter until the principal and interest have been paid in full, and privilege of prepayment is reserved,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, We, David C. Rutherford and wife, Linda Rutherford

have this day bargained and sold, and do hereby transfer and convey unto the said William Gifford and wife, Sue Gifford

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Parrish-Ragan, Inc., dated July 15, 1974, as follows:
Beginning at a point on the southerly margin of McCool Road, said point being the northeast corner of the property conveyed to Terry V. Dowlen and wife, of record in Book 4571, page 116, said Register's Office; thence with the southerly margin of said McCool Road easterly 50 feet; thence leaving McCool Road south 24° 06' east 142.1 feet; thence north 87° 02' east 41.8 feet; thence north 76° 56' east 365.5 feet; thence north 71° 11' east 374.2 feet; thence north 61° 22' east 98.6 feet; thence north 69° 25' east 1,486.7 feet; thence south 28° 03' east 238.6 feet; thence south 14° 21' west 635.3 feet; thence south 65° 51' west 470.3 feet; thence south 04° 55' west 203 feet; thence south 84° 46' east 56.5 feet; thence south 07° 46' west 438.8 feet; thence south 03° 20' east 100.3 feet; thence south 76° 031' west 91.9 feet; thence north 86° 15' west 219 feet; thence north 88° 05' west 604.4 feet; thence north 12° 35' west 92 feet; thence north 62° 36' west 334.4 feet; thence north 47° 10' west 282.6 feet; thence north 24° 06' west 846.8 feet to the point of beginning.

Being part of the property conveyed to David C. Rutherford, by deed from
(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 6th day of October 1975

Affiant

My commission expires: May 16, 1976

(Affix Seal)

Notary Public

David Rudolph Holt, of record in Book 4037, page 283, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said William Gifford and wife, Sue Gifford *their (successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William Gifford and wife, Sue Gifford their *(successors), heirs and assigns, against the lawful claims of all persons.*

And now, for the purpose of better and more effectually securing the payment of said lien indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said William Gifford and wife, Sue Gifford *hereinafter referred to as trustors, hereby transfer and convey unto* James P. Guenther, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company, or companies, for the sum of $....., or at least the maximum insurable value, until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable on the policy, or policies, to said trustee for the benefit of the lawful owner or holder of said indebtedness as his interest may appear.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

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Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, shall become due and payable at once, without notice, and the said trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the front door of the Court House in said County to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower and all other exemptions of every kind, which are hereby expressly waived; and the said trustee, or his successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed that, in the event the trustee fails, before selling said property, as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him by the trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the trustee as follows:

1st. To the payment of all costs, charges and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorney's fees for advice in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement of said lien; also the expenses of any such litigation.

2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

4th. The residue, if any, will be paid to trustors, their order, representatives or assigns.

In case of the death, absence, inability, or refusal to act of said trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 6th *day of* October, *19* 75

David C. Rutherford

Linda Rutherford

William Gifford

Sue Gifford

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mabel Burkhalter, *a Notary Public in and for said County and State,* David C. Rutherford and wife, Linda Rutherford, and William Gifford and wife, Sue Gifford

*the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 6th *day of* October, *19* 75.

Mabel Burkhalter *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY

My commission expires May 16, 1976

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared.....,
with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....
.....of the.....,
the within named bargainor, a corporation, and that .....he as such.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

OCT 10 75	CONV	16,000.00			
OCT 10 75	MORT'G	13,600.00			
OCT 10 75	S'TAX		A*	41.60	
OCT 10 75	S'TAX		A*	11.60	
OCT 10 75	PR'FEE		A*	.50	
OCT 10 75	W'DEED		A*	8.00	* 61.70

INSTALLMENT DEED

FROM David C. Rutherford, et ux

TO William Gifford, et ux

D 19522

IDENTIF. REFERENCE

OCT 10 10 51 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238